



Meeting Minutes

Planning and Zoning Commission

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Wednesday, August 21, 2019

7:00 PM

Council Chambers

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**A. CALL TO ORDER:**

**B. ROLL CALL:**

**Present** 9 - Manas Athanikar, Krishna Bansal, Brett Fessler, Bruce Hanson, Anthony Losurdo, Andrew Margulies, Bianca Morin, Bill Habel, and Oriana Van Someren

**C. PUBLIC FORUM:**

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider a variance from Section 6-2-12:1.2 in order to permit a 4' 6" tall steel open fence with 5' 6" tall brick piers within the required front and corner side yard setback at the subject property located at 1227 Olesen Drive, Naperville - PZC 19-1-073

*Commissioner Van Someren recused her from the dais.*

Gabrielle Mattingly, Planning Services Team, gave an overview of the request.

Vince Rosanova, attorney with Rosanova and Whitaker, spoke on behalf of the petitioner.

The PZC inquired about the purpose of the variation to increase the height of the fence. Rosanova responded the height increase is due to the topography of the yard and for aesthetic reasons.

Public Testimony: None

PZC closed the public hearing.

**A motion was made by Morin, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-073, a variance to permit a fence that exceeds 4' in the front and corner side yards at the subject property located at 1227 Olesen Drive, Naperville.**

**Aye:** 8 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

**Recused:** 1 - Van Someren

2. Conduct the public hearing to consider a major change to the PUD in order to grant a deviation to reduce the required setback for a ground sign for the subject property located at 1090 E. 75th Street - PZC 19-1-084

*Commissioner Van Someren returned to the dais.*

Erin Venard, Planning Services Team, gave an overview of the request.

Karen Dodge, Municipal Resolutions, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC found the request to be straightforward.

**A motion was made by Fessler, seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-084, a major change to the PUD in order to grant a deviation to reduce the required setback for a ground sign at the subject property located at 1090 E. 75th Street, Naperville.**

**Aye:** 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

**E. REPORTS AND RECOMMENDATIONS:**

- 1. Approve the minutes of the August 7, 2019 Planning and Zoning Commission meeting.

**A motion was made by Fessler, seconded by Losurdo to approve the minutes of the August 7, 2019 Planning and Zoning Commission meeting.**

**Aye:** 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

**F. OLD BUSINESS:**

- 1. Resume and continue the public hearing for Bucky's to September 18, 2019 to consider a conditional use in the B3 District to permit an automobile service station; and, variances to eliminate the bypass lane for the carwash, reduce the required carwash stacking from ten spaces to nine spaces, increase the permitted square footage for the ground sign from 45 sq. ft. to 46.7 sq. ft., and relocate the required foundation plantings to planters for the property located at 1351 E. Ogden Avenue (Bucky's) - PZC 18-1-108

**A motion was made by Fessler, seconded by Losurdo to resume and continue the public hearing for PZC 18-1-108 to September 18, 2019.**

**Aye:** 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Margulies, Morin, Habel, and Van Someren

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

7:11PM